

OFFER NO. 27/81-81

NAME OF THE VILLAGE : DHIRPUR
NATURE OF ACQUISITION : TEMPORARY
PURPOSE OF ACQUISITION: RAISING & STRENGTHENING OF
R.M.E? BUND.

OFFER

The land measuring 9 bighas 17 biswas situated in village Dhirpur, Delhi is required for temporary occupation and use for public purpose namely 'Raising & Strengthening of R.M.E. Bund'. The Delhi Administration vide notification No.F.7(37)/80-LAB(4) dated 16.1.81 directed the Land Acquisition Collector to procure the occupation and use of the said land under the provisions of section 35(1) of the Land Acquisition Act, 1894 for the period of one year from the commencement of such occupation. In pursuance of the above notifications issued under the L.A. Act, 1894, notices u/s 9 & 10 of the said Act were issued to all the interested persons. The interested persons have ~~not produced~~ ^{not} their claims which are discussed hereinafter under the heading 'Claims'.

MEASUREMENT AND CLASSIFICATION OF LAND

According to the notification u/s 35(1) of the said Act, the area to be acquired is 9 bighas 17 biswas and found correct at the time of measurement and the details of Kh.Nos. are as under:-

<u>Khasra No.</u>	<u>Area</u>	<u>Kind of land</u>
371/3	0-17	Gair Abpash
372min	2-00	-do-
373/2min	2-00	-do-
374/2min	2-03	-do-
375/3min	2-17	-do-
	<u>9-17</u>	

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CLAIMS

The following persons have filed their claims in response to notices u/s 9 & 10 of the Land Acquisition Act, 1894.

S.No.	Name of the claimant	Claim
1.	Sh. Ram Charan s/o Yad Ram.	He claimed interest in respect of Kh.No.373/2,374/2. He did not mention any claim but requested to allow him to harvest the crops.
2.	Sh. Harchanda	He did not claim any compensation for Kh.No.375/2.

RENT

The rent is to be fixed on the market value of the land under acquisition which, in turn is to be assessed after keeping in view the situation advantages and potentialities attached to the land under acquisition on the date of notification u/s 35(1) of the Land Acquisition Act. The land use is also to play an important role in deciding the market value of the land. Provisions of Delhi Land Reforms Act are applicable and as such, land can only be used for agriculture, horticulture or animal husbandry etc.

The persons interested have not mentioned any amount of compensation in the claim. Thus to fix the market value in this case, the sale transactions and various awards announced in this village have to be considered. A perusal of the revenue record shows that a number of awards were announced in this village. Out of all these awards, the land acquired in award No.21/80-81 and 26/80-81 is nearer to the land under acquisition. A sum of Rs.7000/- per bigha was

awarded in both the awards. The date of notification u/s 4 of award No.21/80-81 is 13.2.81 15.2.79 whereas in the present case it is 10.1.81. The land under acquisition is about 85 feet to 375 feet away from the land acquired in the above award. Thus I make the award No.21/80-81 the basis in this case for fixing the market value in the present case. As stated above, a sum of Rs.7000/- per bigha was awarded in the above award. After giving a premium @ 4% for two years being the difference between the dates of notification u/s 4, I think it would be fair and reasonable if the market value in the present case is fixed at Rs.7800/- per bigha.

Hence calculating interest @ 4% per annum in order to pay the rent for one year on the market value, it comes to Rs.468/- per bigha and I offer the same as rent for one year.

TR 19 WALLS & STRUCTURE

There is no tree, well or structure on the land under acquisition.

CROPS

There are wheat crops in Kh.No.372min (2-00) and 375/31min (2-17). The average yield of wheat per bigha ranges from 250 kilogrammes to 300 K.G. whereas the average of fodder would be double than that of the yield of wheat. Keeping in view this, I fix ~~the~~ a sum of Rs.450/- per bigha for the crops. In case they have been allowed to harvest their crops by the Flood Department, they will not be paid compensation on this account.

POSSESSION

The possession of the land was taken over by the Acquiring Department on 21.2.1981.

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APPORTIONMENT

The interested persons shall be paid compensation according to the latest entries in the revenue record of the land under acquisition. In case there is any dispute, the matter will be referred to the court of Additional District Judge, Delhi for adjudication ~~under~~ under section 30-31 of the Land Acquisition Act.

SUMMARY OF THE OFFER

Rent for one year of area measuring 9 bighas 17 biswas @ Rs. 450/- Rs. 468/- per bigha.	Rs. 4,609.80
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Compensation of crops measuring 4 bighas 17 biswas @ Rs. 450/- per bigha.	Rs. 2,182.50
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Total

Rs. 6,792.30

(Rupees Six Thousand Seven Hundred, Ninety Two and Paise Thirty only)

(D.B. KUBBA)
LAND ACQUISITION COLLECTOR(N)
DELHI.

in person
long
2/12
26/12/81

Notes: 45 rupees 74 paise
is sent to those persons who are not
present
long
26/12/81